

PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT

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DATE: June 21, 2001

TO: Orange County Zoning Administrator

FROM: Planning and Development Services Department/Current Planning Services Division

SUBJECT: Public Hearing on Planning Application PA01-0014 for Site Development Permit

PROPOSAL: Site plan for the subdivision and construction of 83 detached single-family dwellings in a Planned Concept design on a 9.08 acre parcel of land in Planning Area 3 of the Ladera Planned Community. The proposal includes a model homes sales complex. This proposal is being processed concurrently with Vesting Tentative Tract Map No. 16105.

LOCATION: The project site is generally located within the Ladera Planned Community – Planning Area 3, east of Sienna Drive, south of Windmill, east of Antonio Parkway and north of O’Neill. Fifth Supervisorial District.

APPLICANT: Baywood Development Group, property owner
Jay Bullock, Planning Solutions, agent

STAFF William V. Melton, Project Manager
CONTACT: Phone: (714) 834-2541 FAX: (714) 834-4652

SYNOPSIS: Current Planning Services Division recommends Zoning Administrator approval of PA01-0014 subject to the attached Findings and Conditions of Approval.

BACKGROUND:

The project site is vacant and graded. This area of the Ladera PC is being marketed as the *Village of Avendale*. The applicant proposes the construction of 83 detached single-family dwelling in the Planned Concept design. The dwelling unit range in size from 3-bedroom/2 ½ baths at 1,507 square feet to 4-bedroom/2 ½ baths at 1,796 square feet. Each dwelling unit is provided an attached two-car garage. The site has 83 numbered residential lots and 29 lettered lots (streets and open spaces lots). The residential lots range in size from 2,001 square feet to the largest at 7,146, with an average lot size of approximately 2,300 square feet.

The project as proposed conforms to all site development standards and the Ladera PC allows this proposal to be processed through an administrative site development permit. However the applicant proposes to use on-street parking on a public street as part of the total parking requirement. The parking regulations of the Ladera PC permit limited on-street parking (as amended by PA99-0200 for Area Plan AP99-09) provided the proposal is approved by the Zoning Administrator at a public hearing. The required parking for this proposal, including guest parking, is 240 spaces. Total parking provided for this

proposal is 240 spaces. Included in that total are 166 covered spaces, 60 on-site open spaces and 14 on-street parking spaces as shown on the chart on page 4 of this report. What is not included in the total provided parking are the 52 spaces at the homes with driveway lengths of 17 feet or greater. Area Plan AP99-09 amended the parking regulations to permit the use of on-street parking for overall parking requirement fulfillment, provided approval of a Site Development Permit was through the public hearing process by the Zoning Administrator. Additional discussion of the on-street parking is presented further in this report.

SURROUNDING LAND USE:

Direction	Planning Area	Land Use Designation	Existing Land Use
Project Site	3B	Residential	Vacant, graded
North	3B	Residential	Approved single-family under construction
South	3B	Residential	Vacant, approved multi-family
East	3B	Residential	Approved single-family under construction
West	3B	Residential	Vacant, approved multi-family

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

A Notice of Hearing was delivered to all owners of record within 300 feet of the subject site. Additionally, a notice was posted at the site, at the 300 N. Flower Building and as required by established public hearing posting procedures. A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to 11 County Divisions and the Capistrano Unified School District. As of the writing of this staff report, no comments raising significant planning issues with the project have been received from other County divisions.

CEQA COMPLIANCE:

The proposed project is covered by Final EIR 555, previously certified on October 17, 1995, and Addendum PA010014 (Exhibit 2). Prior to project approval, this EIR and Addendum must be found adequate to satisfy the requirements of CEQA by the Zoning Administrator. Appendix A contains the required CEQA Finding.

DISCUSSION/ANALYSIS:

The purpose of a Site Development Permit for this proposal is to verify that the proposal conforms to the site development standards of the applicable Ladera PC regulations. Architecture was also reviewed and found to conform to the design guidelines of this planning area. The project design is towards a traditional concept where a majority of the homes have the entrance adjacent to the exterior street or common area and the garages are entered from an alley or interior driveway. Staff review of this proposal determined that the proposal does conform to the overall theme of the traditional home concept and to development standards as shown in the chart below.

Development Standard	Required	Proposed
Net project density	9 units/acre	9.2 units/acre
Building site area	No minimum	9 acres
Building height	35 feet maximum	30 feet maximum
Building site coverage	No minimum	23%
Setback, Front	12 feet from back of street curb	12 feet minimum
Setback, Rear	5 feet	5 feet minimum
Setback, Side	10 feet aggregate total	10 feet aggregate total*
Usable project open space	10 %	45%
Usable private open space	150 sq. ft./lot	320 to 570 sq. ft./lot
* Include in the side setback is “Modified Building Side Setback D-7”. This modification is discussed later in this report.		
Parking	Required	Provided
Covered	166 spaces	166 spaces
Open		
Guest	17 spaces	17 spaces
Spaces for homes with driveway lengths less than 17’	57 spaces	57 spaces
Total parking spaces	240	240, including 14 on-street spaces

Model Home Sales Complex

A model homes sales complex is proposed for this project. The complex is located at the intersection of Sklar Street and the project's entrance off of that street referred to as "A" Street on the site plan. Three model homes with a sales office are located on lots 31 through 34. A parking area for ten cars is located across "A" street on lots 81 and future open spaces lot P. A handicapped accessible restroom building is also proposed at the parking area. The model complex includes the typical informational and directional signage along with flags and pennants (a total of ten) and both permanent and temporary landscaping. The total time permitted for a model complex is three years. This includes an initial approval period of two years with an extension of time that may be granted not to exceed a period of additional year. The proposed model complex conforms to the standards for a model complex.

On-street Parking Credit (AP99-09)

The purpose of the public hearing requirement for this Site Development Permit is based on the amendment to the off-street parking regulations for Planning Sub-Area 3B. Planning Application PA99-0200, which was an area plan amendment (AP99-09), was approved by the Planning Commission on January 11, 2000. AP99-09, among other things, permits limited street parking on certain adjacent public streets to satisfy the project's parking requirements, provided the project conforms to certain design guidelines, referred to as *Traditional Neighborhood Design*, and is reviewed and approved by the Zoning Administrator at a public hearing. Exhibit 2 is a chart of the design guidelines and how this project demonstrates compliance with the Area Plan design requirements.

For this proposal, two streets are utilized for on-street parking; Irish Moss Street and Sklar Street. Snapdragon Street also borders the site and does allow parking. However, the Area Plan does not allow use of this street for parking credit because the ADT exceeds 3,000. The following chart shows the available parking on the border streets and the number of parking spaces that can be used in the parking calculations for this proposal.

Street	Parking spaces	Allowed credit	Allowed parking spaces
Sklar Street	14	60%	8
Irish Moss Street	10	60%	6
Total	23	--	14

Street parking is also controlled by the amount of traffic on a given street (expressed as ADT or Average Daily Traffic). The area plan contains a condition that a site specific traffic study for on-street parking be submitted prior to the approval of any Site Development Permit which proposes to utilize on-street parking. In conformance with that condition, the applicant maintains a traffic study that is reviewed by the County on a regular basis. The traffic study for this proposal indicates that these two streets have up to

1,000 ADT. The parking regulations as amended by Area Plan AP99-09 allows up to 60% of the available street parking may be credited to the sites required parking requirement. The chart above demonstrates the allocated allowable credit provided on the two streets in accordance with the Area Plan approval. It is also noted that only the side of the street adjacent to the project can be used for on-street parking credit. Included as Exhibit 2 of this report, is a chart showing the conditions for allowing on-street parking and a brief discussion describing how these conditions are satisfied for this proposal.

In addition to the on-street parking using ADT shown above, AP99-09 also has a provision that permitted on-street parking is capped at a certain level based on project density. Based on this project's density of 9 dwelling units per acre, the proposed project is capped at 0.6 public street parking spaces per unit, or 50 spaces serving 83 dwelling units. The proposed 14 on-street parking spaces based on the ADT is also consistent with this secondary cap of 50 spaces. Since the proposed 14 on-street parking spaces based on the ADT method is lower than that permitted by the density method, then the 14 spaces are the maximum allowed on-street credit available under the area plan.

Project Design and open space

The applicant is using the Planned Concept Design of detached single-family homes on small lots. This proposal provides for the "traditional" single-family design where typically the front entrance to the home is from an exterior street or a common pedestrian area and the garage is accessed from an alley. The project provides ample open space, both common and private. The proposal has 12 open space landscaped lots that are the focal point for the home front entrances for homes that do not front on an exterior street. There is also a small pocket park located in the northeaster section of the project. In additions to common open space, each home has private open space ranging in size from 320 square feet to 570 square feet depending on the model type of home. Lastly, the project is located adjacent to a community recreation park on the west side of Sklar Street and a larger sports field just a block west of the site. It is staff's opinion that the proposal conforms to the *Traditional Neighborhood Design* established for this area of Planning Area 3 and Planned Concept Design permitted on this site.

Included in the project design is a modification to the side yard setbacks. The Ladera PC was approved with a series of "Alternate Development Standards" addressing uses such as public street rights-of-way, intersections, landscape and hardscape, Planned Community regulations and other standards. One of the alternate development standards to the Planned Community regulations is D-7. This modification relates to side yard setbacks in the Concept Detached Dwelling Section III.H.3.h.(2) of the Ladera PC and states: "The side yard set back may vary in width from the front to the back of the lots for units on a separate building site, so long as the aggregate setback (one side only or the total of each side setback) is maintained at an average of ten feet and the structure is a no point closer than eight feet to another building)." This side yard setback modification is subject to seven performance standards. Included in these performance standards is a requirement that a statistical summary of the 10 feet aggregate setback be included with the Site Development Permit and the modification be approved by the Zoning Administrator at the hearing. Staff's review of the proposal determined that the modified side yard setbacks proposed to conform to the performance standards. Exhibit 3 is statistical summary of the 10 feet aggregate setbacks proposed.

CONCLUSION:

Based on the review of the proposal, staff finds that the proposed 83 detached single-family homes with the model homes sales complex proposal and the associated on-street parking credit request conforms to all applicable regulations for Planning Area 3B of the Ladera PC and applicable Area Plans. Staff supports the proposal as revised and makes a recommendation as follows.

RECOMMENDED ACTION:

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff report and public testimony as appropriate; and,
- b. Approve Planning Application PA01-0014 for Site Development Permit subject to the attached Findings and Conditions of Approval.

Respectfully submitted

Chad G. Brown, Chief
CPSD/Site Planning Section

WVM

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APPENDICES:

- A. Recommended Findings
- B. Recommended Conditions of Approval

EXHIBITS:

1. Applicant's Letter of Explanation
2. Area Plan AP99-09 On-Street Parking Guidelines Conformation Chart
3. Statistical summary of the 10 feet aggregate setbacks
4. Environmental Documentation
5. Site Plans

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.